

# \$445,000 - 19640 40 Street Se, Calgary

MLS® #A2230493

**\$445,000**

2 Bedroom, 3.00 Bathroom, 1,299 sqft

Single Family on 0.02 Acres

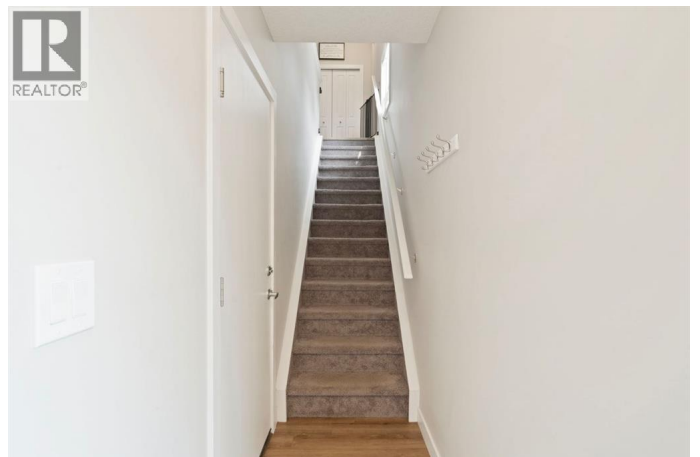
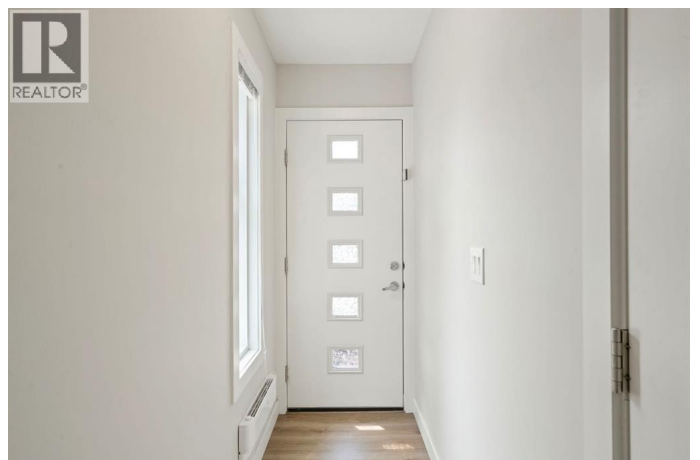
Seton, Calgary, Alberta

Welcome to this bright and stylish 2-bedroom, 2.5-bathroom townhome in the vibrant community of Seton. Offering approximately 1,300 sq ft of modern living space, this beautifully maintained home features an open-concept main floor that is perfect for both daily living and entertaining. The kitchen impresses with sleek dark cabinetry, stainless steel appliances, and a large island with seating. The spacious living and dining areas are flooded with natural light from oversized windows and open onto a private balcony—ideal for your morning coffee or summer BBQs. Upstairs, you’ll find two generously sized bedrooms, each with its own ensuite, providing the perfect setup for roommates, guests, or a home office. Upper floor laundry completes the upstairs level. The main floor also includes a convenient powder room, and the home offers the added benefit of an attached garage for secure parking and extra storage. Located just steps from South Health Campus, the YMCA, shopping, restaurants, and with easy access to major roadways, this home offers unbeatable convenience in one of Calgary’s fastest-growing neighbourhoods. Move in and enjoy everything Seton has to offer! (id:6289)

Built in 2019

## Essential Information

Listing #                      A2230493



Price	\$445,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,299
Acres	0.02
Year Built	2019
Type	Single Family
Sub-Type	Bare Land Condo

### Community Information

Address	19640 40 Street Se
Subdivision	Seton
City	Calgary
Province	Alberta
Postal Code	T3M3A6

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Parking
Parking Spaces	1
Parking	Attached Garage
# of Garages	1

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo
Heating	Forced air
Cooling	Central air conditioning
# of Stories	3

### Exterior

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Royal LePage Mission Real Estate
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